

The Paseo

At Main Entrance to UCF



FOR LEASE | RETAIL



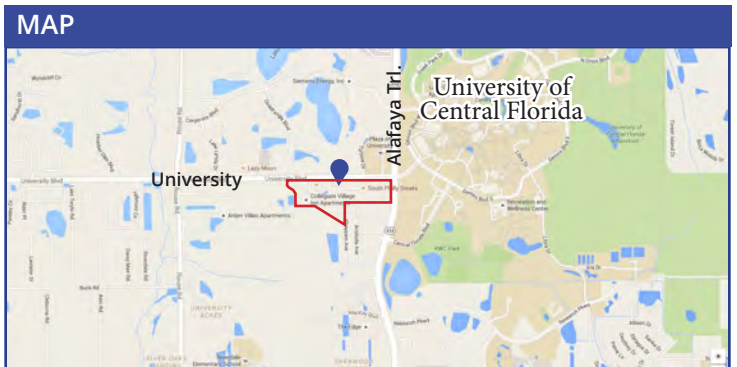
12100 COLLEGIATE WAY, ORLANDO, FL 32817

PROPERTY FEATURES:

- 1,635 new students beds being built in new student housing facility
- Across from the main entrance to the University of Central Florida on the corner of Alafaya Trail/SR 434 and University Blvd.
- Within one mile of 2,700,000 SF of office and 4,200 apartment units
- Solid mix of tenants
- Ample parking
- Short Term spaces currently available
- Parking Count 4/1000

2020 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Average Population	13,479	92,298	227,581
Daytime Population	27,874	70,396	119,151
Average Age	22.6	26.7	31.4
Average HH Income	\$32,728	\$59,064	\$62,437

TRAFFIC COUNT	
University Blvd.	50,205 AADT
Alafaya Trail	61,208 AADT



Contact us now for more information

RUSTY STOECKEL
 Broker/Associate
 (407) 440-5424
 rusty@dresi.com

Demetree Real Estate Services
 941 W. Morse Blvd, Suite 315 | Winter Park, FL 32789
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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing and conditions imposed by our principals.

Market Aerial: A Closer Look



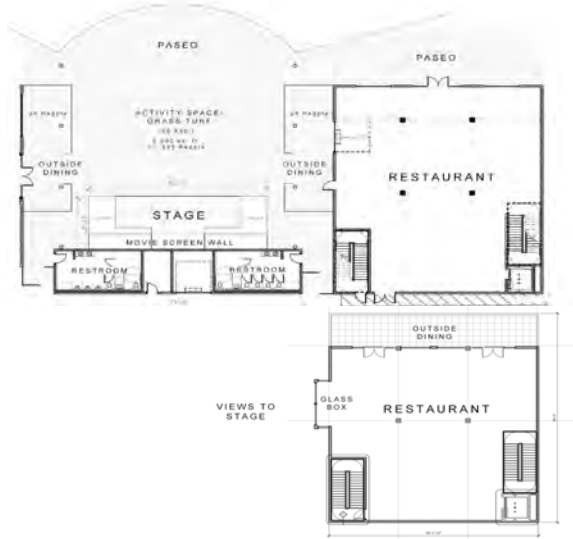
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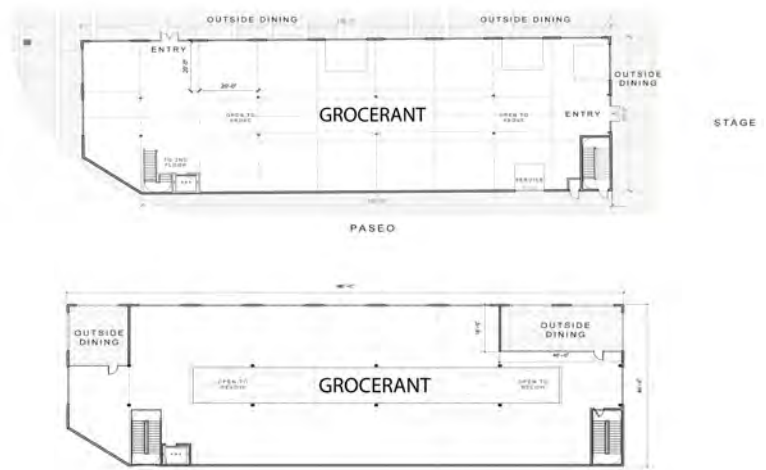
Phase 1



GROSS SF
 - 1ST FLOOR: 4,139
 - 2ND FLOOR: 4,200
BLDG. GROSS SF : 8,278

NET SF
 - 1ST FLOOR: 3,495
 - 2ND FLOOR: 3,555
BLDG. GROSS SF : 7,050

PATIO SF: 582



GROSS SF
 - 1ST FLOOR: 10,659
 - 2ND FLOOR: 9,374 BLDG.
GROSS SF : 20,033

NET SF
 - 1ST FLOOR: 9,958
 - 2ND FLOOR: 8,673
BLDG. GROSS SF : 18,631

+/- 30 BAYS
 @ AVG. 400 SF EACH
 PATIO SF: 413



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BUILDING TWO SECOND FLOOR

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